



FOUR WINDS

Thruxton Down, Andover, Hampshire, SP11 8PR

TO LET

£1,750 PCM



Four Winds

Thruxton Down, Andover, Hampshire, SP11 8PR

A well presented, detached, 3-bedroom bungalow enjoying a rural location with far reaching views, within easy reach of Andover. Set within a large garden and also with the potential to rent further land by separate negotiation.

THE PROPERTY

The property is surrounded by open countryside with far reaching rural views with easy access to the A303 and is close to the popular town of Andover which offers a good array of shops, leisure facilities, schools and a mainline railway station to London.

This bungalow offers generous and well presented living accommodation and is set within a large garden which wraps around the property, ideal for family living.

The kitchen and breakfast room are accessed via the boot room with a range of storage cupboards including a large larder. The breakfast room benefits from a Rayburn which also heats the hot water. Leading off the kitchen is a bright dining room with feature fireplace. The main large sitting room enjoys the rural views and features a wood burning stove. The three bedrooms are all good sized double bedrooms sharing a family bathroom with shower over. Double glazing throughout.

Externally, the property sits within the large garden surrounding the property

with two terraced areas both enjoying the open countryside aspect. At the rear of the property there is a useful outbuilding which also houses the boiler. The parking, alongside the garden is under a double open carport with storage.

There are further paddocks beyond the property which could be available, by separate negotiation.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Oil fired central heating
Private sewerage - £20 pcm
Mobile phone coverage available (Ofcom)
Ultrafast broadband available (Openreach)

EPC D 55

Local Authority

Test Valley Borough Council, band E

Pets

Pet considered, rent may vary at £20 per month per pet

Deposit

Total deposit - £2,019
Holding deposit - £403





Four Winds

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Lettings

01962 763908

lettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

